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☐ Individual appearing without attorney ★ Attorney for: Richard A. Marshack, Chapter 7 Trustee	
UNITED STATES BANKRUPTCY COURT	
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION	
In re:	CASE NO.: 8:17-bk-13137-ES
MARYAM TEIMOORI,	CHAPTER: 7
,	
	NOTICE OF SALE OF ESTATE PROPERTY
	No hot of oale of Lotate (Rot ERT)
Delite v(a)	
Debtor(s).	
Sale Date: 05/09/2019	Time: 10:30 am
Location: Bankruptcy Court, 411 W. Fourth Street, Santa Ana, CA 92701; Courtroom 5A	
Type of Sale: Public Private Last date to file objections: 04/25/2019	
Description of property to be sold: real property located at and commonly known as:	
54 Ballantree, Rancho Santa Margarita, California 92688; APN: 930-274-67	
Terms and conditions of sale: Free and clear of all liens, claims, and interests; Subject to overbid;	
Waiver of the 14 day stay - sale is authorized immediately upon entry of the Order approving this Motion; "As is, where	
is" and bids shall not contain any financing, due diligence, or any other contingency or any breakup fee, or termination	
fee. Nonrefundable deposit of \$21,000 if the bid is determined by the Court to be the highest and best bid for the Property. Overbidder must agree to reimburse the original bidder up to \$1,000 in costs incurred.	
Proposed sale price: \$ 650,000.00	

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (*if any*): Overbids submitted in writing prior to hearing; Initial overbid \$655,000; minimum bid increment \$5,000; Overbids to remain open until the conclusion of the auction of the Property to be held at the hearing. Nonrefundable deposit of \$21,000 if the bid is determined by the Court to be the highest and best bid for the Property.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date: May 9, 2019 Time: 10:30 a.m. United States Bankruptcy Court 411 W. Fourth Street Santa Ana, CA 92701 Courtroom 5A

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

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Clarence Yoshikane clarence.yoshikane@gmail.com 714-606-5765

Date: 04/18/2019